

12. Establish an assessment district to provide streetscape improvements in the Hillcrest commercial node.
13. In the vicinity of the Fifth Avenue and University Avenue intersection, street trees should be chosen that will complement and reinforce the street tree theme of Ficus nitida which currently exists.
14. At the southeast corner of Third Avenue and Robinson Street, retail uses should only be permitted within the existing structure, the "Thackery Gallery." Parking for retail uses should be provided at a ratio of one space per 400 square feet of floor area. The Community Plan Implementation Overlay Zone Type A should be applied to this site to enforce this provision.

MEDICAL COMPLEX

The medical complex area is bounded by Interstate 8 on the north, Washington Street on the south, State Highway 163 on the east and the Dove Street Canyon on the west.

Existing Conditions

A significant portion of the medical complex area consists of steep canyons and hillsides which border the south rim of Mission Valley. Forty percent of the area is occupied by canyons having slopes in excess of 25 percent. Approximately 106 net acres are available in this area for public and private development. Figure 23, the Image Inventory, highlights the features in the medical complex area combine to form its existing image.

Medical uses account for approximately 44 of the 106 net usable acres within the medical complex area. Two major hospitals occupy a majority of that land. Mercy Hospital is developed on approximately 11 net acres of land and the UCSD Medical Center on about 19 acres. Expansion of these hospitals beyond their existing sites is possible, but somewhat limited due to the surrounding canyons.

A hospice has been approved for development on Vauclain Point, the peninsula of land which extends north beyond Third Avenue. A pedestrian pathway and scenic overlook available for use by the public will be provided in conjunction with this project.

Retail commercial uses occupy only a small portion of the area and are located along and immediately north of Washington Street. Most of these businesses are freestanding and auto-oriented.

Residential uses range from older single-family units, duplexes and garden apartments to recently constructed high density apartments and condominiums ranging up to five stories high.



- ● ● HIGH VOLUME AUTO
- MULTI-FAMILY
- * HISTORIC
- SINGLE FAMILY
- COMMERCIAL / OFFICE
- HILLSIDES / CANYONS



Image Inventory - MEDICAL COMPLEX
UPTOWN Community Plan
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE
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Objectives

The following objectives are specific to the medical complex area and are in addition to the general objectives for the Uptown community found on page 75 and 76 of the Urban Design Element.

- Encourage a limited expansion of professional offices and medical services near UCSD Medical Center and Mercy Hospital.
- Establish boundaries for the expansion of UCSD Medical Center and Mercy Hospital.
- Encourage a mix of commercial, medical and residential uses in designated areas.
- Encourage pedestrian-oriented development by merging residential and commercial uses in the blocks between Washington and Lewis.
- Improve the appearance of the businesses fronting Washington Street.
- Develop a jointly coordinated signage system between the major institutions and private developments to facilitate public access to major land uses, parking, and parks and open space.
- Reduce parking impacts generated by the medical facilities.
- Facilitate pedestrian access across Washington Street.
- Establish a system of pedestrian and bicycle paths linking activity centers, open space areas and Mission Valley.
- Preserve the vegetated canyons, steep slopes and other natural open spaces surrounding the medical complex area.

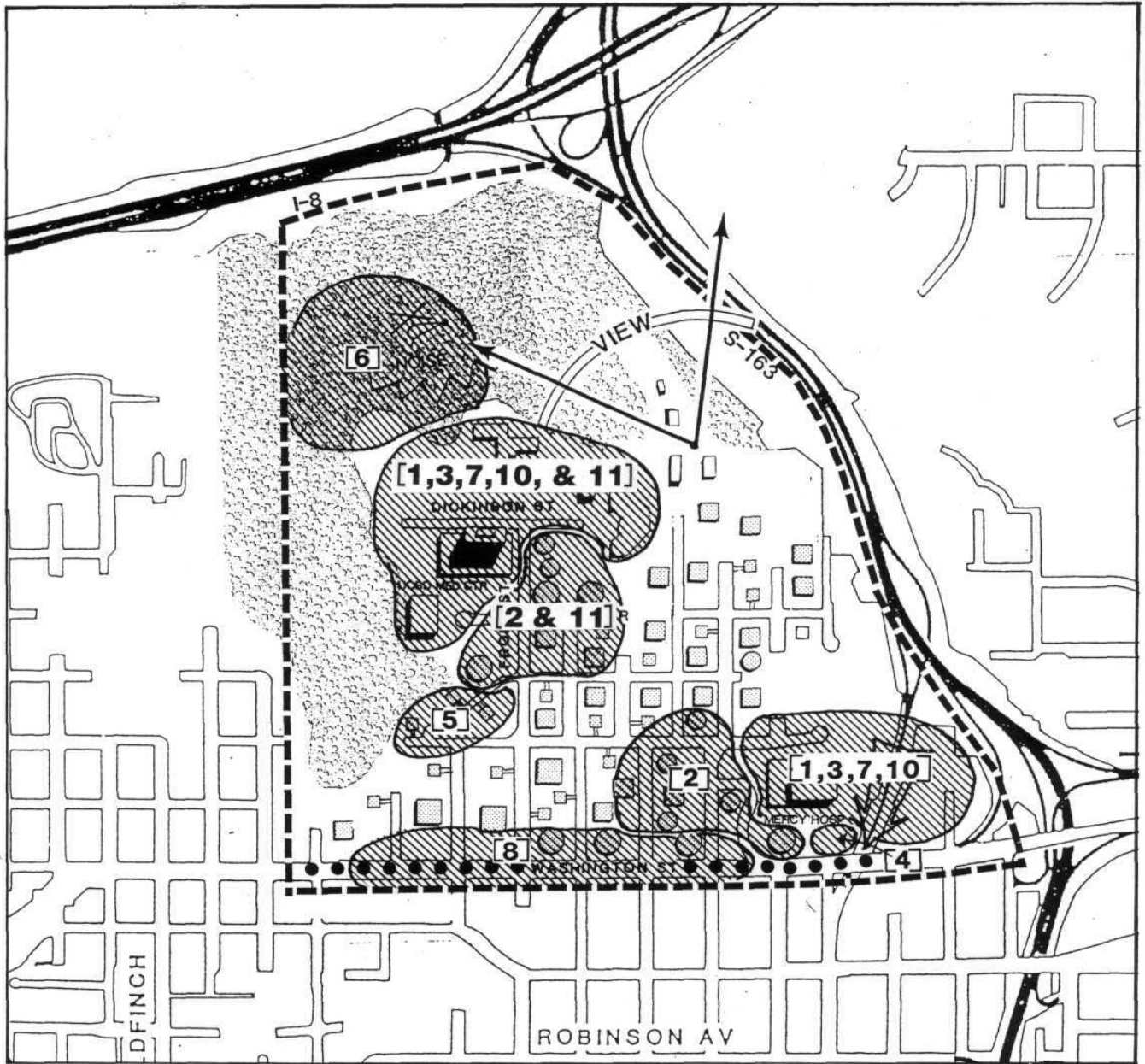
Recommendations








The following recommendations are specific to the medical complex area and are in addition to the recommendations for the Uptown community found on pages 75 through 83 of the Urban Design Element.

1. Develop design standards and guidelines which ensure a balanced land use policy that provides for the needs of the hospitals, support facilities and employees, in addition to protecting established neighborhoods.
2. Provide locations for the expansion of uses related to Mercy Hospital and the UCSD Medical Center which are consistent not only with the institutional and office designations of the land use map, but with all other elements of this plan. Zoning

for hospital related uses south of Arbor Drive near the UCSD Medical Center should be granted on an individual basis as needed.

3. Any expansion or redevelopment of hospital facilities should incorporate intensified usage of the existing designated hospital sites rather than expand into new areas.
4. Allow development of up to 99 dwelling units per net acre on the site north of Washington Street between Fifth and Sixth Avenues.
5. Maintain Albatross Drive in single-family use.
6. Prohibit development in designated open space. Restrict any further vehicle access through the open space areas to Mission Valley.
7. Improve the appearance of existing hospital facilities through the use of landscaping, screening and architectural design. In particular, Mercy Hospital as viewed from the Sixth Avenue extension and the appearance of the Arbor Street parking structure, Bachman Canyon parking structure, and hillside areas within the UCSD Medical Center facility and the Sommerset Hillcrest project adjacent to Mercy Hospital need improvement.
8. Initiate a general clean-up/painting program for those businesses fronting Washington Street, in addition to increased landscaping and other pedestrian amenities in this area.
9. Improve the ease and convenience of pedestrian crossings between the medical complex and Hillcrest neighborhoods through the use of crosswalks, signalization and pavement variations.
10. Parking and traffic impacts generated by the hospitals should be addressed as follows:
 - a. A parking study should be conducted prior to any expansion.
 - b. The hospitals should employ transportation systems management techniques such as encouraging employees to use car pools by providing reduced parking rates for those who car pool and increase employee use of transit by providing reduced-cost transit passes.
 - c. Expand the on-street permit parking area if the parking impact spreads beyond its existing boundaries.



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|---|-------------------------|---|------------------|---|---------------------|
|  | AREA OF RECOMMENDATIONS |  | HIGH VOLUME AUTO |  | SINGLE FAMILY |
| [#] | SEE TEXT FOR SPECIFICS |  | MULTI-FAMILY |  | COMMERCIAL / OFFICE |
| | |  | HISTORIC |  | HILLSIDES / CANYONS |



Recommendations - MEDICAL COMPLEX
UPTOWN Community Plan
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE
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